



# DUAL OCCUPANCY AND UNIT TITLING (V343) FACT SHEET

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## ABOUT DUAL OCCUPANCY AND UNIT TITLING

Building two houses on the same block of land is known as dual occupancy.

The Territory Plan has been amended (Variation 343 also known as V343) to allow dual occupancies on Residential Zone 1 (RZ1) blocks that are 700m<sup>2</sup> or larger and that have been surrendered through the Loose Fill Asbestos Insulation Eradication Scheme.

In most cases where two houses are built on a RZ1 block, they are not unit titled which means they have to be sold together. V343 permits unit titling and allows the two houses built on a remediated block to be sold separately.

## PLOT RATIOS

There are restrictions that apply to how much of a block can be taken up by buildings, including garages. This is referred to as the plot ratio. Plot ratios for RZ1 blocks are determined by the block size and whether the proposed dwellings front a road.

The maximum plot ratio for dual occupancy housing is:

- 35% where at least one dwelling does not directly front a public road from which vehicle access is permitted; or
- 50% in all other cases.

Building heights are restricted to a single storey for any dual occupancy where a 35% plot ratio applies. This assists with maintaining the amenity of the existing streets and suburbs.

## KEY FACTS ABOUT V343

- Only applies to RZ1 blocks which are 700m<sup>2</sup> or bigger and that have been surrendered and sold as part of the Loose Fill Asbestos Insulation Eradication Scheme.
- Makes no changes to the rules relating to the subdivision of blocks – it simply provides for unit titling of a dual occupancy development.
- Makes no changes to affected blocks in the Residential RZ2 – Suburban Core zone or above, rural leases or heritage blocks/areas.
- Multi-storey units or significantly higher density will not be permitted on surrendered RZ1 blocks.
- Not all blocks will have two houses built on them. The change just means the blocks have the potential for dual occupancy.
- Affected homeowners who choose to buy back their former block will be offered it with the original boundaries.
- The existing amenity of streets and suburbs will be maintained through building height restrictions and design criterion.
- A proposal for a dual occupancy development will go through a development application process, which will include public notification.

## MORE INFORMATION

To find out more information about V343 visit the Environment and Planning Directorate's website at [www.planning.act.gov.au](http://www.planning.act.gov.au)

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